

From: Fred Thiel <fred@fredthiel.com>

Sent: Thursday, April 6, 2023 3:14 PM

To: Danny P. Giometti <DGIOMETTI@DanaPoint.org>

Subject: Concerns regarding 32511 Caribbean Drive remodel

Dear Mr. Giometti,

I live immediately below the house at 32511 Caribbean Drive whose owner is applying for approval to demolish and build a new house on the site. I have a number of serious concerns in regards to the design and siting of the new construction and the potential risk to the stability of the slope and potential for significant disturbance to the homes below that have been voiced to the owner, their architect and the Monarch Bay Terrace home owner's association.

For context, I have lived at 32511 Mediterranean Drive since 2001, during which time I have experienced multiple slope failures of the slope below the home at 32511 Caribbean.

Here are the concerns:

- The proposed siting of the home and its swimming pool is too far out over the slope, creating a considerable risk for slope destabilization and slippage due to the 1.5-1.0 slope.
- Additionally, this siting extended out over the slope will significantly increase the amount of nighttime light and noise disturbance due to the large glass façade as well as infringe on my privacy due to the house being sited immediately above and almost extending over my house.
- The two story modern glass design is major divergence from and disregards of the character of the neighborhood – which per the CC&Rs is meant to be single story ranch style homes.
- The home owner has already shown significant disregard for the community by removing a large group of mature trees instead of simply trimming down the trees. This resulted in a potential slope stability issue as the tree roots acted as a stabilizing force and eliminated shelter for much of the wildlife (deer, bob cats, birds of prey) that previously resided on the slope and in its trees.
- Lastly, the developer is not going to reside in the home and so has no interest in living up to the CC&Rs or being a good neighbor as his only motivation is monetary.
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I strongly urge that you do not approve the plans as submitted and require the home owner to submit a design in keeping with the character of the neighborhood with the house sited on the existing pad well back from the edge of the slope.

Sincerely,

Fred Thiel

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From: Robert Pompei <rpompei@gmail.com>
Sent: Friday, April 7, 2023 10:00 AM
To: Danny P. Giometti <DGIOMETTI@DanaPoint.org>
Subject:

Mr. Giometti,

We are the owners of 32551 Caribbean Dr, Dana Point, CA 92629, two houses away from the site at 32511 Caribbean. We are very concerned about the potential impacts of the proposed home. As I'm sure you know, the hills are graded at a 1 1/2 to 1 ratio, which is quite steep, and the underlying soil is very poor and unstable. We had an enormous slide of our hill some years ago after a winter of heavy rains, wherein the bulk of our slope, up to 6 feet below pad level, slid down onto Mediterranean. It took almost 8 months, at a cost of 25% of the price we paid for the house, to regrade the slope to acceptable standards. It was devastating, disruptive to all around us, and financially backbreaking. The Stevens, at 32531 Caribbean, next door to the property in question, had a slide at another time which was similarly disruptive. While our hills were regraded to the standards of the time, we do not have the caissons that might afford the type of protection we might wish, considering the scope of the proposed development. The notion that a home of multilevel complexity, with water features might be built so close to us is terrifying, and places us all at considerable risk. We urge you to reconsider the plans in the light of this information. I would be happy to share with you the geological reports, and the data concerning the regrading should you wish.

Additionally, such a home is not in keeping with the style and standards of the Terrace. It would set a bad precedent for continued indifference to the spirit of the CC&R's. We strongly urge you to reconsider this proposal, and have it appropriately reconfigured.

Sincerely,

Robert A. Pompei, M.D.